

8801 FAST PARK DRIVE

Suite 101 & 117 | Raleigh, NC 27617

OFFICE SPACES

For Sale



LEASING AGENT

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york

PROPERTY HIGHLIGHTS

8801 FAST PARK DRIVE | SUITE 101 & 117

This property features sophisticated, contemporary finishes, solid core doors, and an attractive masonry exterior. The building offers elevator access, suite signage, and an electronic building directory. Located near the intersection of the I-540 Beltline and Hwy 70 (Glenwood Ave.), this prime location provides quick access to I-40 and RDU International Airport. Don't miss the opportunity to own this wellmaintained, accessible space in a highly desirable area of Raleigh!

BUILDING DETAILS

- Electronic Building Directory
- Suite Signage
- Elevator Access
- Contemporary Finishes
- Zoning - IX-3 (Airport Overlay)
- Attractive Masonry Exterior
- Solid Core Doors
- Fresh Paint

SUITE 101 (Vacant)

- ± 1,879 RSF
- Built in 2009
- Original HVAC
- Original Roof age
- Dues: \$567.77 per month (includes water)
- Tax Bill: \$4,391.66
- **Sale Price: \$620,000**

SUITE 117 (Leased)

- ± 1,879 RSF
- Tenant: Alabama Non-profit Housing, Inc.
- Lease expires 9/30/2028
- NOI: \$40,534.10
- Cap Rate: 6.5
- Original HVAC
- Original Roof
- Dues: \$567.77 per month (includes water)
- Tax Bill: \$4,391.66
- **Sale Price: \$620,000**

***ALL SHOWINGS BY APPOINTMENT ONLY**

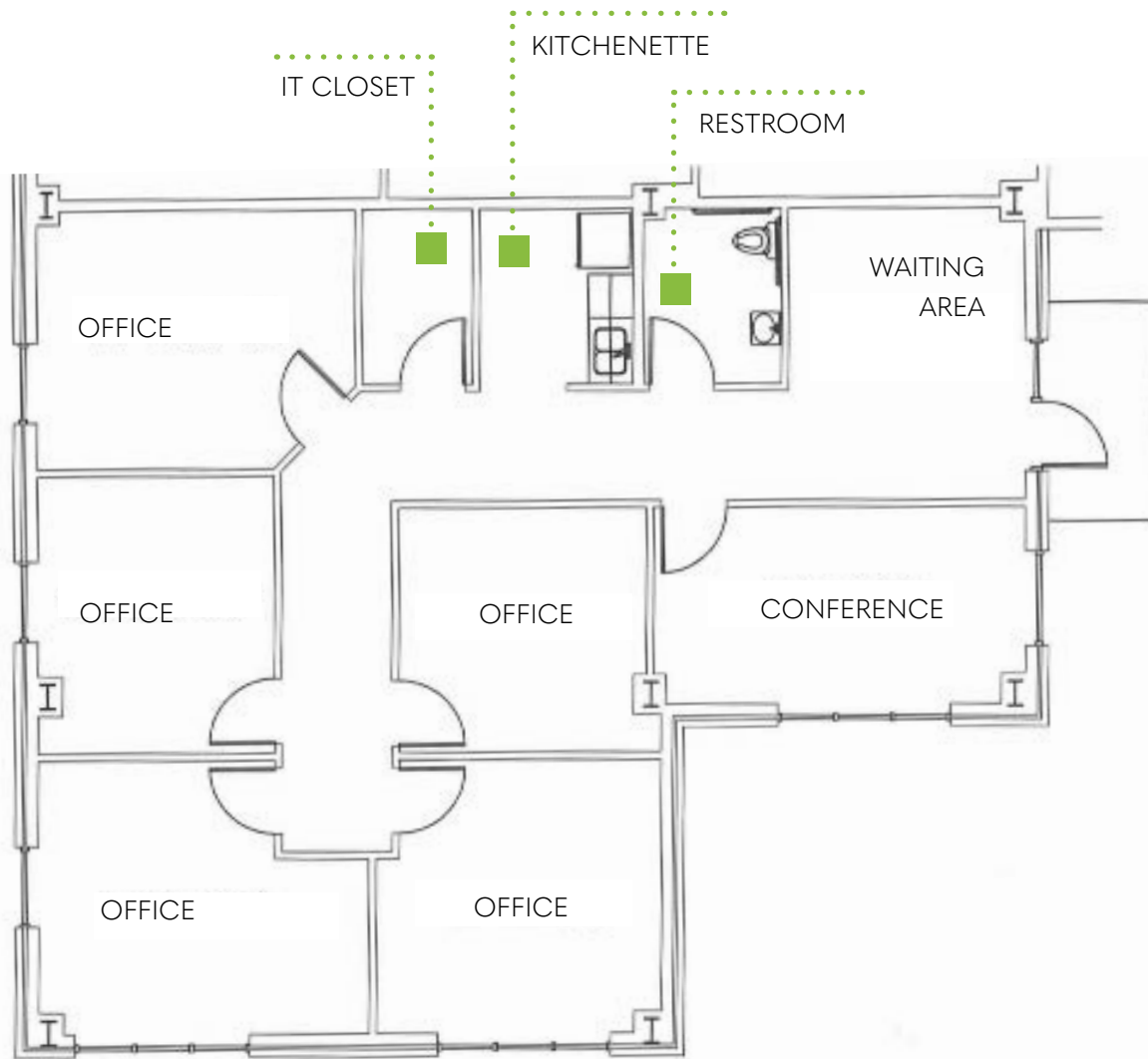
INTERIOR PHOTOS

SUITE 101



FLOOR PLAN SUITE 101

8801 FAST PARK DRIVE | ± 1,879 RSF



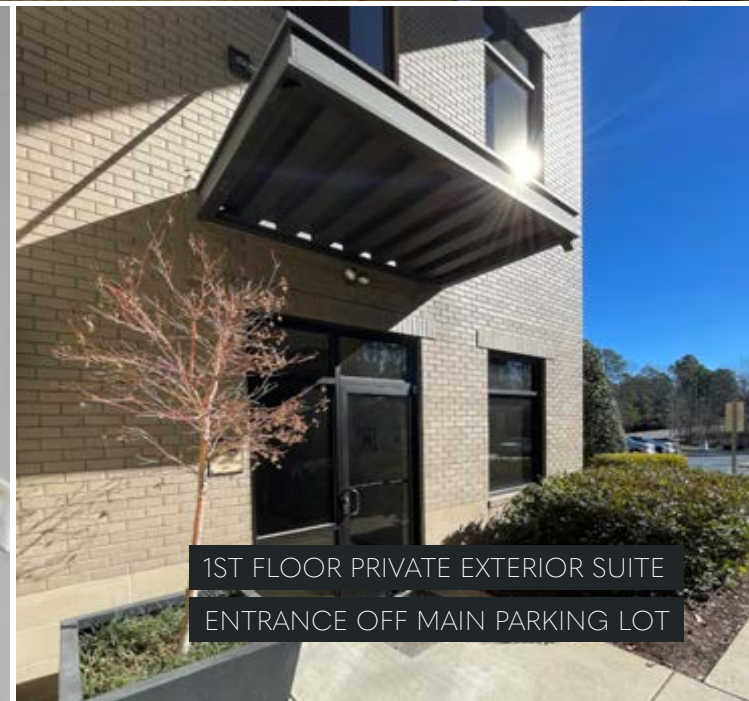
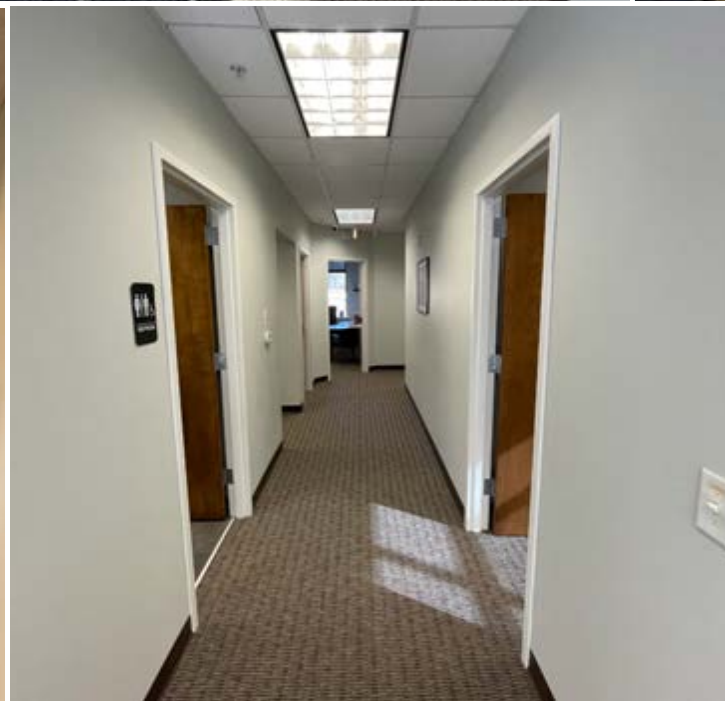
SPACES FEATURES

- Natural lighting
- Exterior entry at front of building
- 5 offices reception/waiting area in suite kitchenette, restroom and IT closet
- Conference Room

*FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

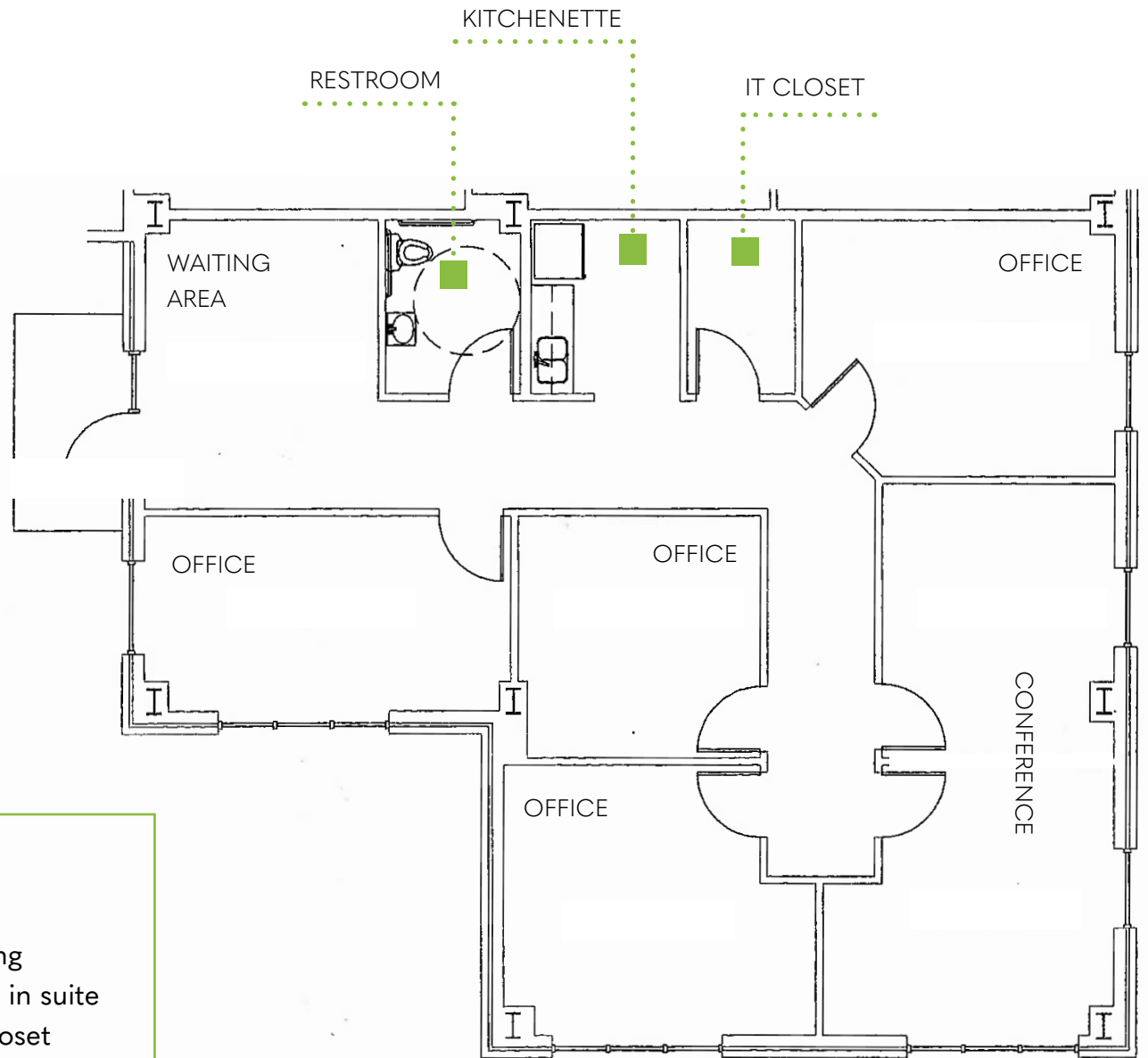
INTERIOR PHOTOS

SUITE 117



FLOOR PLAN SUITE 117

8801 FAST PARK DRIVE | ± 1,879 RSF



SPACES FEATURES

- Natural lighting
- Exterior entry at front of building
- 4 offices reception/waiting area in suite kitchenette, restroom and IT closet
- Conference Room

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RESEARCH TRIANGLE PARK

55

Waffle House

885

MIAMI BOULEVARD

BRIER CREEK COMMONS

T.J. maxx TARGET BJ's

Be HomeGoods Happy DICK'S SPORTING GOODS

PETSMART BARNES & NOBLE BOOKSELLER

Michaels Where Creativity Happens BB&T

SITE

540

70

PAGE RD

RDU INTERNATIONAL AIRPORT

885

54

40

HOPSON ROAD

SHILOH CROSSING

BRUEGGER'S BAKED FRESH WAYBACK BURGERS

Concentra urgent care

540

55

RALEIGH PROFILE

54%

Bachelor's Degree or Higher, Ages 25+

50.7%

Owner-Occupied Housing Unit Rate

543,103

Number of Housing Units. Wake County

\$85,395

Median Household Income

203K

Number of Households

2.27

Number of Persons Per Household

23 min.

Mean Time Travel to Work

19.2%

Moved Since Previous Year

35

Median Age

\$415,800

Median Home Price

5.7%

Veteran Status

481,031

Total Population

2026 DEMOGRAPHICS (8801 FAST PARK DR)

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	DAYTIME POPULATION
1	2,165	1,052	\$96,377	7,345
3	45,667	21,202	\$120,114	25,198
5	106,314	49,768	\$121,490	72,148

RALEIGH ACCOLADES

#4 BEST LARGE METROS FOR SMALL BUSINESSES

Coworking Cafe · April 2026

#2 BEST STATE CAPITAL TO LIVE IN

WalletHub · February 2026

#4 MOST ECONOMICALLY RESILIENT METRO

CardRates · January 2026